

1 BILL NO. R-88-08- 03

2 DECLARATORY RESOLUTION NO. R- 49-88

3 A DECLARATORY RESOLUTION
4 designating an "Economic
5 Revitalization Area" under
6 I.C. 6-1.1-12.1 for property
7 commonly known as 5310
8 Merchandise Drive, Fort
9 Wayne, Indiana (Food
10 Marketing-Super Valu Stores,
11 Inc.

12 WHEREAS, Petitioner has duly filed its petition dated
13 July 28, 1988, to have the following described property
14 designated and declared an "Economic Revitalization Area"
15 under Division 6, Article II, Chapter 2 of the Municipal Code
16 of the City of Fort Wayne, Indiana, of 1974, as amended, and
17 I.C. 6-1.1-12.1, to wit:

18 Section 023, Block 1, Parcel 063, Merchandise
19 Place Lot A - Parcel #80-3379-0001:

20 said property more commonly known as 5310 Merchandise Drive,
21 Fort Wayne, Indiana.

22 WHEREAS, it appears that said petition should be
23 processed to final determination in accordance with the
24 provisions of said Division 6.

25 NOW, THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL OF
26 THE CITY OF FORT WAYNE, INDIANA:

27 SECTION 1. That, subject to the requirements of
28 Section 6, below, the property hereinabove described is hereby
29 designated and declared an "Economic Revitalization Area"
30 under I.C. 6-1.1-12.1. Said designation shall begin upon the
31 effective date of the Confirming Resolution referred to in
32 Section 6 of this Resolution and shall continue for one (1)
year thereafter. Said designation shall terminate at the end
of that one-year period.

SECTION 2. That upon adoption of the Resolution:

- (a) Said Resolution shall be filed with the Allen
County Assessor;
- (b) Said Resolution shall be referred to the Committee
on Finance and shall also be referred to the

1 Department of Economic Development Requesting a
2 recommendation from said department concerning the
3 advisability of designating the above designated
4 area an "Economic Revitalization Area";

5 (c) Common Council shall publish notice in accordance
6 with I.C. 6-1.1-12.1-2.5 and I.C. 5-3-1 of the
7 adoption and substance of this Resolution and
8 setting this designation as an "Economic
9 Revitalization Area" for public hearing;

10 (d) If this Resolution involves an area that has
11 already been designated an allocation area under
12 I.C. 36-7-14-39, then the Resolution shall be
13 referred to the Fort Wayne Redevelopment
14 Commission and said designation as an "Economic
15 Revitalization Area" shall not be finally approved
16 unless said Commission adopts a resolution
17 approving the petition.

18 SECTION 3. That, said designation of the hereinabove
19 described property as an "Economic Revitalization Area" shall
20 apply to both a deduction of the assessed value of real estate
21 and personal property for the new manufacturing equipment.

22 SECTION 4. That the estimate of the number of
23 individuals that will be employed or whose employment will be
24 retained and the estimate of the annual salaries of those
25 individuals and the estimate of the value of the redevelopment
26 or rehabilitation and the estimate of the value of the new
27 manufacturing equipment, all contained in Petitioner's
28 Statement of Benefits, are reasonable and are benefits that
29 can be reasonably expected to result from the proposed
30 described redevelopment or rehabilitation and from the
31 installation of the new manufacturing equipment.

32 SECTION 5. The current year approximate tax rates for
taxing units within the City would be:

(a) If the proposed development does not occur, the
approximate current year tax rates for this site

would be \$10.0696/\$100.

(b) If the proposed development does occur and no deduction is granted, the approximate current year tax rate for the site would be \$10.0696/\$100 (the change would be negligible).

(c) If the proposed development occurs, and a deduction percentage of fifty percent (50%) is assumed, the approximate current year tax rate for the site would be \$10.0696/\$100 (the change would be negligible).

(d) If the proposed new manufacturing equipment is not installed, the approximate current year tax rates for this site would be \$10.0696/\$100.

(e) If the proposed new manufacturing equipment is installed and no deduction is granted, the approximate current year tax rate for the site would be \$10.0696/\$100 (the change would be negligible).

(f) If the proposed new manufacturing equipment is installed, and a deduction percentage of eighty percent (80%) is assumed, the approximate current year tax rate for the site would be \$10.0696/\$100 (the change would be negligible).

SECTION 6. That this Resolution shall be subject to being confirmed, modified and confirmed or rescinded after public hearing and receipt by Common Council of the above described recommendations and resolution, if applicable.

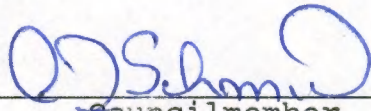
SECTION 7. Pursuant to I.C. 6-1.1-12.1, it is hereby determined that the deduction from the assessed value of the real property shall be for a period of ten (10) years, and that the deduction from the assessed value of the new manufacturing equipment shall be for a period of five (5) years.

SECTION 8. The benefits described in the Petitioner's statement of benefits can be reasonably expected to result

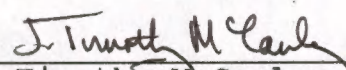
PAGE 4

from the project and are sufficient to justify the applicable deductions.

SECTION 9. That this Resolution shall be in full force and effect from and after its passage and any and all necessary approval by the Mayor.


Councilmember

APPROVED AS TO FORM
AND LEGALITY


J. Timothy McCaulay, City Attorney

SUMMARY SHEET & ECONOMIC DEVELOPMENT RECOMMENDATION
FOR
"ECONOMIC REVITALIZATION AREA"
IN
CITY OF FORT WAYNE, INDIANA

Name of Applicant: Food Marketing-Super Valu Stores Inc.

Site Location: 5310 Merchandise Drive

Fort Wayne, IN

Councilmanic District: 3rd Existing Zoning: M-2

Nature of Business: A regional receiving and distribution warehouse

Project is located in the following:

	<u>Yes</u>	<u>No</u>
Designated Downtown Area	<u> </u>	<u>X</u>
Urban Enterprise Zone	<u> </u>	<u>X</u>
Redevelopment Area	<u> </u>	<u>X</u>
Platted Industrial Park	<u>X</u>	<u> </u>
Flood Plain	<u> </u>	<u>X</u>

Description of Project:

The construction of a 35,532 square foot addition to an existing
warehouse. There will also be new equipment installed within the
expanded warehouse.

Type of Tax Abatement: Real Property X Manufacturing Equipment X

Estimated Project Cost: \$ 1,612,670.80 Permanent Jobs Created: 14

STAFF RECOMMENDATION:

As stated per the established policy of the Division of Economic Development, the following recommendations are hereby made:

- 1.) Designation as an "Economic Revitalization Area" should be granted. X Yes No
- 2.) Designation should be limited to a term of 1 year(s).
- 3.) The period of deduction should be limited to 10 year(s).

Comments:

Real Property: 10 yr. Designation
Manufacturing Equipment: 5 yr. Designation

Staff H. William Rasler
Date 8/2/88

Director [Signature]
Date 8/2/88



STATEMENT OF BENEFITS

State Form 27187 (7-87)

Form SB-1 is prescribed by the State Board of Tax Commissioners (1987)

Confidential Statement: The records in this series are CONFIDENTIAL according to Indiana Code 6-1.1-35-9.

INSTRUCTIONS: (I.C. 6-1.1-12.1) THIS PAGE TO BE COMPLETED BY APPLICANT

1. This statement must be submitted to the body designating the economic revitalization area BEFORE a person acquires new manufacturing equipment or begins the redevelopment or rehabilitation of real property for which the person wishes to claim a deduction. Effective July 1, 1987.
2. If a person is requesting the designation of an economic revitalization area, this form must be submitted at the same time the request is submitted.
3. Approval of the designating body (City Council, Town Board, County Council, etc.) must be obtained before a deduction may be approved.
4. To obtain a deduction Form 322 ERA, Real Estate Improvements and / or Form 322 ERA / PP, New Machinery, must be filed with the county auditor. With respect to real property, Form 322 ERA must be filed by the later of (1) May 10 or (2) thirty(30) days after a notice of increase in real property assessment is received from the township assessor. Form 322 ERA / PP must be filed between March 1 and May 15 of the assessment year in which new manufacturing equipment is installed, unless a filing extension has been obtained. A person who obtains a filing extension must file the form between March 1 and June 14 of that year.

Name of Designating Body <i>Common Council: City of Fort Wayne</i>	County <i>Allen</i>
Name of Taxpayer <i>Super Valu Stores Inc.</i>	
Address of Taxpayer (Street, city, county) <i>4815 Executive Boulevard Fort Wayne Allen</i>	ZIP Code <i>46801</i>

SECTION I LOCATION, COST AND DESCRIPTION OF PROPOSED PROJECT

Location of property if different from above <i>5310 Merchandise Drive</i>	Taxing District <i>Washington 80</i>
Cost and description of real property improvements and / or new manufacturing equipment to be acquired: <i>Real improvements = 1,274,233</i> <i>New manufacturing = 338,437.80</i>	
<input checked="" type="checkbox"/> (Attach additional sheets if needed)	Estimated Starting Date <i>Aug 15th 1988</i>
	Estimate Completion Date <i>January 1st 1989</i>

SECTION II ESTIMATE OF EMPLOYEES AND SALARIES AS RESULT OF PROPOSED PROJECT

Current Number	Salaries	Number Retained	Salaries	Number Additional	Salaries
<i>96</i>	<i>1,657,320</i>	<i>111</i>	<i>Same</i>	<i>14</i>	<i>239,680</i>

SECTION III ESTIMATE TOTAL COST AND VALUE OF PROPOSED PROJECT

	REAL ESTATE IMPROVEMENTS		MACHINERY	
	COST	ASSESSED VALUE	COST	ASSESSED VALUE
Current Values	<i>985,410</i>	<i>328,500</i>	<i>25,892,670</i>	<i>8,650,890</i>
Plus estimated values of proposed project	<i>1,274,233</i>	<i>424,744</i>	<i>338,437</i>	<i>112,812</i>
Less: Values of any property being replaced	<i>-</i>	<i>-</i>	<i>-</i>	<i>-</i>
Net estimated values upon completion of project	<i>2,259,643</i>	<i>753,244</i>	<i>26,231,107</i>	<i>8,763,702</i>

SECTION IV OTHER INFORMATION REQUIRED BY THE DESIGNATING BODY

I hereby certify that the representations on this statement are true.	Signatures of Authorized Representative <i>Todd Heath</i>	
Title <i>Appraiser</i>	Date of Signature <i>7-28-88</i>	Telephone Number <i>219-484-8631</i>

FOR USE OF DESIGNATING BODY

IMPACT ON THE CURRENT YEAR TAX RATE FOR THE TAXING DISTRICT INDICATED ABOVE

Tax Rates Determined Using The Following Assumptions

Total Tax Rates

1. Current total tax rate.	
2. Approximate tax rate if project occurs and no deduction is granted.	\$ 10.0696
3. Approximate tax rate if project occurs and a deduction is assumed.	\$ 10.0696
	\$ 10.0696

Assume an 80% deduction on new machinery installed and / or a 50% deduction assumed on real estate improvements.

We have reviewed our prior actions relating to the designation of this economic revitalization area and find that the applicant meets the general standards adopted in the resolution previously approved by this body. Said resolution, passed under IC 6-1.1-12.1-2.5, provides for the following limitations as authorized under IC 6-1.1-12.1-2:

- A) The designated area has been limited to a period of time not to exceed one calendar years. *(See Below)
- B) The type of deduction that is allowed in the designated area is limited to:
- 1) Redevelopment or rehabilitation of real estate improvements. ☒ Yes ☐ No
 - 2) Installation of new manufacturing equipment ☒ Yes ☐ No
 - 3) No limitations on type of deduction (check if no limitations) ☒ No
- C) The amount of deduction applicable for new manufacturing equipment installed and first claimed eligible for deduction after July 1, 1987, is limited to \$ _____ cost with an \$ _____ assessed value.

Also we have reviewed the information contained in the statement of benefits including the impact on the tax rate incorporated herein and have determined that the benefits described above can be reasonably expected to result from the project and are sufficient to justify the applicable deduction.

Approved: Signature of Authorized Member and Title

Date of Signature

Attested By:

Designated Body

NEW MANUFACTURING EQUIPMENT		REDEVELOPMENT OR REHABILITATION OF REAL PROPERTY IMPROVEMENT			
		For Deductions Allowed Over A Period Of:			
Year of Deduction	Percentage	Year of Deduction	Three (3) Year Percentage	Six (6) Year Percentage	Ten (10) Year Percentage
1st	100%	1st	100%	100%	100%
2nd	95%	2nd	66%	85%	95%
3rd	80%	3rd	33%	68%	80%
4th	65%	4th		50%	65%
5th	50%	5th		34%	50%
6th and thereafter	0%	6th		17%	40%
		7th			30%
		8th			20%
		9th			10%
		10th			5%

127

AN APPLICATION TO
THE CITY OF FORT WAYNE, INDIANA
FOR DESIGNATION OF PROPERTY AS AN
"ECONOMIC REVITALIZATION AREA"
AND STATEMENT OF BENEFITS

RECEIVED

JUL 28 1988

ECONOMIC
DEVELOPMENT

APPLICATION FOR THE FOLLOWING TYPE OF PROPERTY:

 Real Estate Improvements
 Personal Property (New Manufacturing Equipment)
 ✓ Both Real Estate Improvements & Personal Property

A. GENERAL INFORMATION

Applicant's Name: Food Marketing - Super Value Stores Inc.

Address of Applicant's Principal Place of Business:

4815 Executive Boulevard
Fort Wayne IN 46801

Phone Number of Applicant: (219) 483-2146

Street Address of Property Seeking Designation:

5310 Merchandise Drive
Fort Wayne IN

S.I.C. Code of Substantial User of Property: 5161

B. PROJECT SUMMARY INFORMATION:

	<u>YES</u>	<u>NO</u>
Is the project site solely within the city limits of the City of Fort Wayne	<u>✓</u>	<u>—</u>
Is the project site within the flood plain?	<u>—</u>	<u>✓</u>
Is the project site within the rivergreenway area?	<u>—</u>	<u>✓</u>
Is the project site within a Redevelopment Area?	<u>✓</u>	<u>✓</u>
Is the project site within a platted industrial park?	<u>✓</u>	<u>—</u>
Is the project site within the designated downtown area?	<u>—</u>	<u>✓</u>
Is the project site within the Urban Enterprise Zone?	<u>—</u>	<u>✓</u>

Will the project have ready access to City Water? ✓ —
Will the project have ready access to City Sewer? ✓ —
Is any adverse environmental impact anticipated by
reason of operation of the proposed project? — ✓

C. ZONING INFORMATION

What is the existing zoning classification on the project site? M-2

What zoning classification does the project require? M-2

What is the nature of the business to be conducted at the project site?
A regional receiving & distribution Warehouse

D. Real Estate Abatement:

Complete this section of the application only if requesting a deduction from assessed value for real estate improvements.

What structure(s) (if any) are currently on the property?

One Story Office & Warehouse Building with
95,400^{sq} under roof.

What is the condition of structure(s) listed above? Average

Current assessed value of Real Estate:

Land 90,500

Improvements 238,000

Total 328,500

What was amount of Total Property Taxes owed during the immediate past year? \$27,140.32 for year 19 87.

Give a brief description of the proposed improvements to be made to the real estate.

There will be a 35,532 square foot addition
put on the existing warehouse.

Cost of Improvements: \$ 1,274,233

Development Time Frame: Five Months

When will physical aspects of improvements begin? August 15th 1988

When is completion expected? January 1st 1989

E. PERSONAL PROPERTY ABATEMENT:

Complete this section of the application only if requesting a deduction from assessed value for installation of new manufacturing equipment.

Current Assessed Value of Personal Property: 8,630,890

What was amount of Personal Property Taxes owed during the immediate past year? 51,991.28 for year 19 87.

Give a brief description of new manufacturing equipment to be installed at the project site.

See attached sheet

Cost of New Manufacturing Equipment? \$ 338,437.80

Development Time Frame: 5 Months

When will installation begin of new manufacturing equipment? January 1st 1989

When is installation expected to be completed? January 7th 1989

F. PUBLIC BENEFIT INFORMATION:

How many permanent jobs currently are employed by the applicant in Allen County? 975 96 at subject location

How many permanent jobs will be created as a result of this project?
14

Anticipated time frame for reaching employment level stated above?
January 1st 1989

Current annual payroll: \$2,650,000

New additional annual payroll: 239,680

What is the nature of the new jobs to be created?

Warehouse order selectors & Shipping & receiving clerks.

Undesirability of Normal Development:

What evidence can be provided that the property on which the project is located "has become undesirable for, or impossible of, normal development and occupancy because of lack of age, development, cessation of growth, deterioration of improvements or character of occupancy, obsolescence, substandard buildings or other factors which have impaired values or prevent a normal development of property or use of property"?

Based upon the limitation of space food marketing
has been forced to rent other storage facilities.
By adding on they will be able to eliminate the
outside storage and thus become more competitive

In what Township is project site located? Washington

In what Taxing District is project site located? 80

G. CONTACT PERSON:

Name & address of contact person for further information if required:

Todd Heath

6610 Mutual Drive

Fort Wayne IN 46825

Phone number of contact person (219) 484-8631

I hereby certify that the information and representation on this application and attached exhibits are true and complete. Further, it is hereby certified that no building permit has been issued for construction of improvements, nor has any manufacturing equipment been purchased, either of which is included and/or described herein, as of the date of filing of this application.

Roger E. Puffy - Controller
Signature of Applicant

7-28-88
Date

EXHIBITS:

The following exhibits must be attached to the application for it to be considered complete:

- | | Section | Block | Parcel |
|---|-------------------------|-------|--------|
| | 023 | 1 | 063 |
| 1. Legal Description of Property | Merchandise Place Lot A | | |
| | Parcel # 80-3379-0001 | | |
| 2. Check for application fee of \$50.00 to be made payable to City of Fort Wayne. | | | |
| 3. Owners Certificate (if applicant is not the owner or property to be designated). | | | |

Personal Property

31LR40T1M

4 - MODEL 1 NARROW AISLE FORK TRUCKS RAYMOND

@ 27,085.00

- 108,340.00

4 - 36 VOLT BATTERIES @ 2052.50 8,211.00

4 - 36 VOLT BATTERY CHARGERS 1500.00 6,000.00

4 - Battery Water Filling Units 650 2,600.00

4 - Battery Stand & Piping 800 5,000.00

3 SINGLE PALLET ELECTRIC HAND TRUCK \$5911 17,733

3 24 VOLT BATTERY CHARGER \$1450 4,350.00

3 24 VOLT BATTERIES @ 1401 4,203.00

3 24 VOLT BATTERY WATER FILLING UNITS @ 500 1,500.00

Warehouse Racking includes Guarding

\$180,500.00

Single Select Pallet Rack

Cashier's Check

Standard Federal Bank
Savings/Financial Services
2401 W. Big Beaver Rd.
Troy, Michigan 48064



Date

089-063850-6

JUL 28 88

Pay to the order of

CITY OF FORT WAYNE*****

74-7167
2724

*****\$50 dollars and 00cents

Remitter

DUCHARME MCMILLEN*****

Authorized Signature

Thomas R. Ricketts

An indemnity bond may be required for replacement of this check.

⑈0890638506⑈ ⑆272471674⑆ 9900000003⑈

3

Prescribed by State Board of Accounts

L.L. BOYCE CO., EVANSTON, ILL. GENERAL FORM NO. 552

RECEIPT

No 261

FUND - ECONOMIC DEVELOPMENT

FORT WAYNE, IND.

July 29 1988

RECEIVED FROM

Ford Marketing Super Value Store Inc. \$ 50.00

THE SUM OF

Fifty and 00/100

DOLLARS

ON ACCOUNT OF

Tax abatement application fee

phung hang
AUTHORIZED SIGNATURE

Read the first time in full and on motion by _____, seconded by _____, and duly adopted, read the second time by title and referred to the Committee on _____ (and the City Plan Commission for recommendation) and Public Hearing to be held after due legal notice, at the Council Conference Room 128, City-County Building, Fort Wayne, Indiana, on _____, the _____, day of _____, 19_____, at _____ o'clock _____ M., E.S.T.

DATED: _____

SANDRA E. KENNEDY, CITY CLERK

Read the third time in full and on motion by Schmidt, seconded by Talarico, and duly adopted, placed on its passage. PASSED ~~LOST~~ by the following vote:

	AYES	NAYS	ABSTAINED	ABSENT
TOTAL VOTES	<u>6</u>			<u>3</u>
BRADBURY				<u>✓</u>
BURNS	<u>✓</u>			
GiaQUINTA				<u>✓</u>
HENRY				<u>✓</u>
LONG	<u>✓</u>			
REDD	<u>✓</u>			
SCHMIDT	<u>✓</u>			
STIER	<u>✓</u>			
TALARICO	<u>✓</u>			

DATED: 8-9-88

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Passed and adopted by the Common Council of the City of Fort Wayne, Indiana, as (ANNEXATION) _____ (APPROPRIATION) _____ (GENERAL) _____

(SPECIAL) _____ (ZONING MAP) _____ ORDINANCE RESOLUTION NO. 0-49-88

on the 9th day of August, 1988,

Sandra E. Kennedy ATTEST
SANDRA E. KENNEDY, CITY CLERK

SEAL James Stier
PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on the 10th day of August, 1988 at the hour of 11:00 o'clock A. M., E.S.T.

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Approved and signed by me this 10th day of August, 1988, at the hour of 2:15 o'clock P. M., E.S.T.

Paul Helmke
PAUL HELMKE, MAYOR

DIGEST SHEET

TITLE OF ORDINANCE DECLARATORY RESOLUTION

Q-88-08-03

DEPARTMENT REQUESTING ORDINANCE ECONOMIC DEVELOPMENT

SYNOPSIS OF ORDINANCE Application of Food Marketing-Super Valu Stores, Inc.

for tax abatement for the construction of a 35,532 sq. ft.

addition to an existing warehouse. There will also be new

equipment installed within the expanded warehouse.

EFFECT OF PASSAGE Allows the tax abatement and the construction of a

35,532 sq. ft. warehouse addition and installation of new equipment.

EFFECT OF NON-PASSAGE opposite of above

MONEY INVOLVED (DIRECT COSTS, EXPENDITURES, SAVINGS) \$1,612,670.80

ASSIGNED TO COMMITTEE (PRESIDENT) Finance

BILL NO. R-88-08-03

REPORT OF THE COMMITTEE ON FINANCE

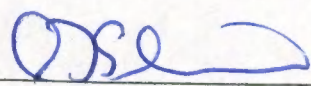

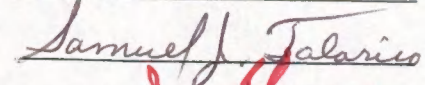
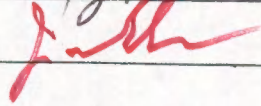
WE, YOUR COMMITTEE ON FINANCE TO WHOM WAS

REFERRED AN ~~(ORDINANCE)~~ ^{XXXXXXX} (RESOLUTION) designating
an "Economic Revitalization Area" under I.C. 6-1.1-12.1
for property commonly known as 5310 Merchandise Drive,
Fort Wayne, Indiana (Food Marketing-Super Valu Stores,
Inc.


HAVE HAD SAID ~~(ORDINANCE)~~ (RESOLUTION) UNDER CONSIDERATION
AND BEG LEAVE TO REPORT BACK TO THE COMMON COUNCIL THAT SAID
(~~ORDINANCE~~) (RESOLUTION) _____

YES

NO

	DONALD J. SCHMIDT	_____
	CHAIRMAN	_____
	CHARLES B. REDD	_____
	VICE CHAIRMAN	_____
	SAMUEL J. TALARICO	_____
	JAMES S. STIER	_____
	JANET G. BRADBURY	_____

CONCURRED IN 8-588


Sandra E. Kennedy
City Clerk